4908 W BERTEAU AVENUE

PORTAGE PARK



@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

OVERSIZE CHICAGO LOT : 35' × 133'

9 BEDROOM

3 BATH

TAXES: $5,140

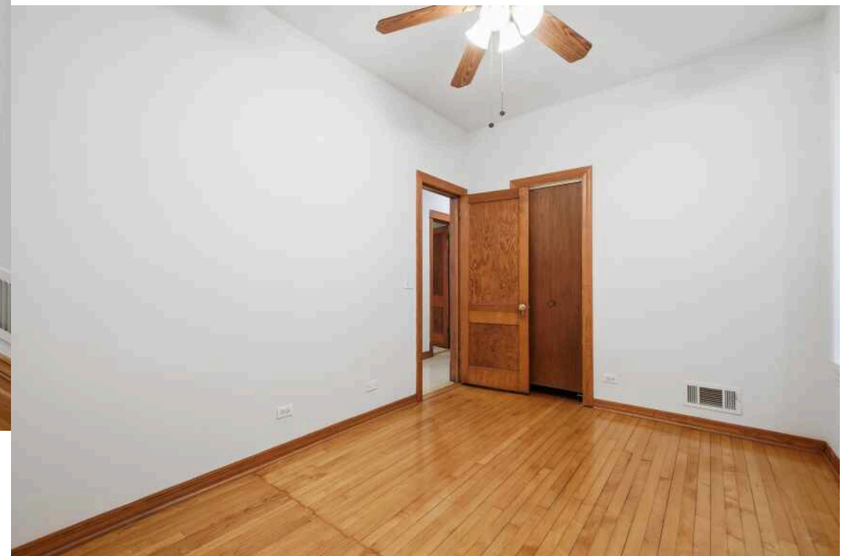
They don’t make them like this anymore! Built in 1909 and lovingly maintained by the same owner for over 30 years, this classic Chicago brick 2-flat sits on an oversized 35' wide lot in vibrant Six Corners Portage Park, just steps from Old Irving Park.

Step inside and the vintage charm speaks for itself: high ceilings, rich oak trim, and sun-filled bay windows. Each unit offers 3 bedrooms, a formal dining room, and an eat-in kitchen, while the finished basement adds 3 more bedrooms, a full bath, and room to duplex down. Live in one unit and let the other work for you, or add a rare, well-kept gem to your portfolio, all minutes from Portage Park and its Olympic-size pool, Six Corners, the Blue Line, Metra, and I-90/94 for an easy trip to O’Hare or downtown.

- 2 legal units, 3 bed/1 bath each
- High ceilings, natural oak trim, and bay windows
- Hardwood floors on 1st floor
- Recessed lighting throughout
- Fresh paint, new 2026 carpet, and updated bath vanities
- 2nd floor separate entrance and in-unit laundry
- Finished basement with 3 bedrooms, full bath, and new flooring
- Front and rear basement entrances. Value-add: potential to duplex down
- Central air throughout
- Separately metered gas and electric, plus separate mechanicals
- 2-car brick garage with 220V, plus apron parking
- Oversized 35' wide lot with beautiful garden
- Minutes to Portage Park
- Near Blue Line, Metra, Six Corners shopping, dining, and I-90/94









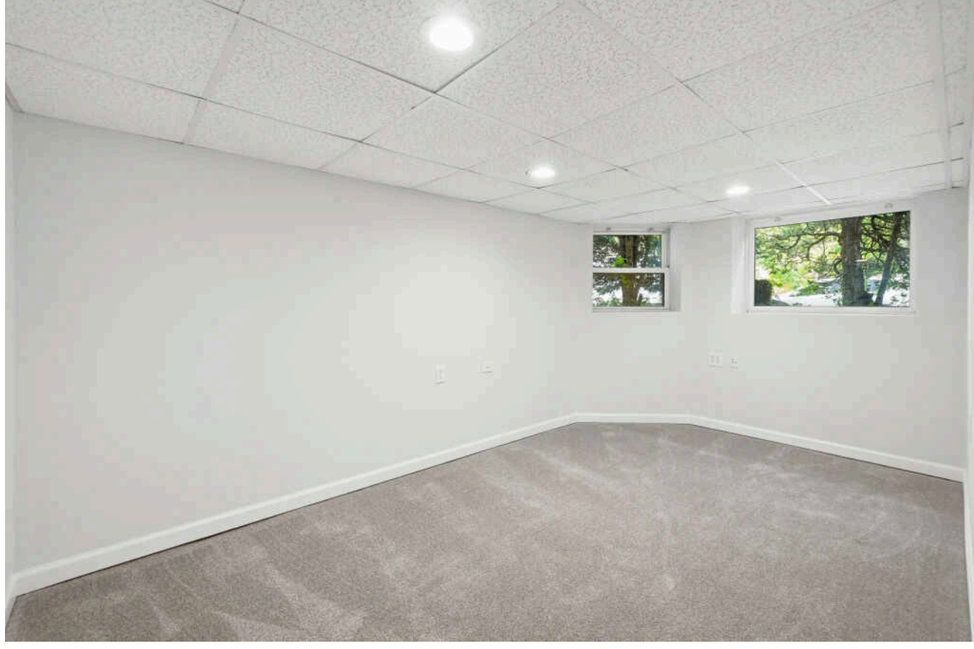


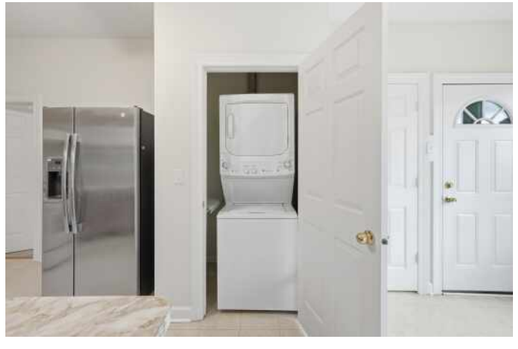








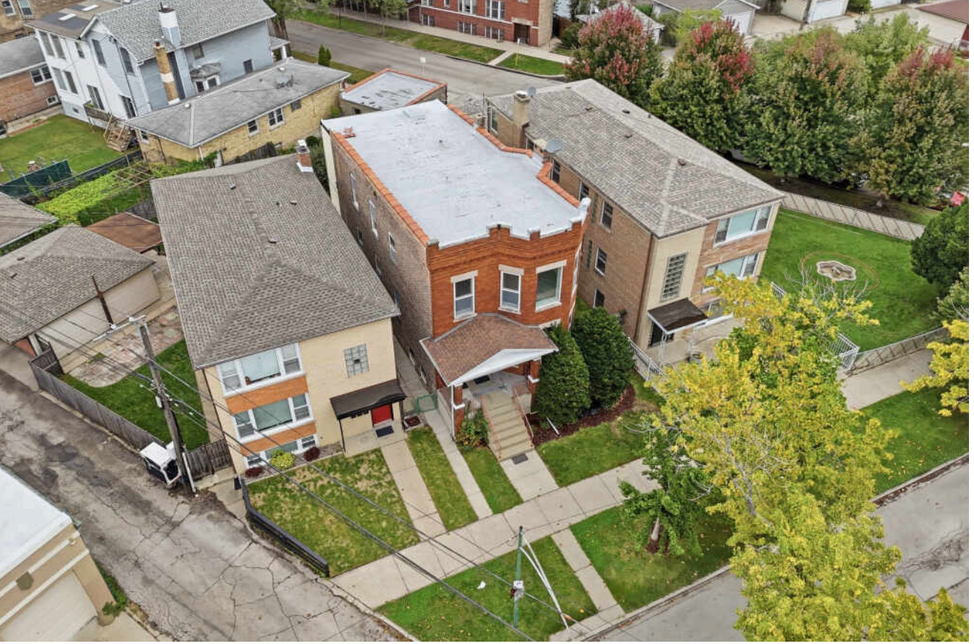

















Jewel-Osco · Target · Aldi · Marshalls
Six Corners
4908 W Berteau









AS THE CITY'S STREETCAR LINE WAS EXTENDED, RESIDENTS DISCOVERED **PORTAGE PARK**, A SMALL ENCLAVE ON THE CITY'S NORTHWEST SIDE.

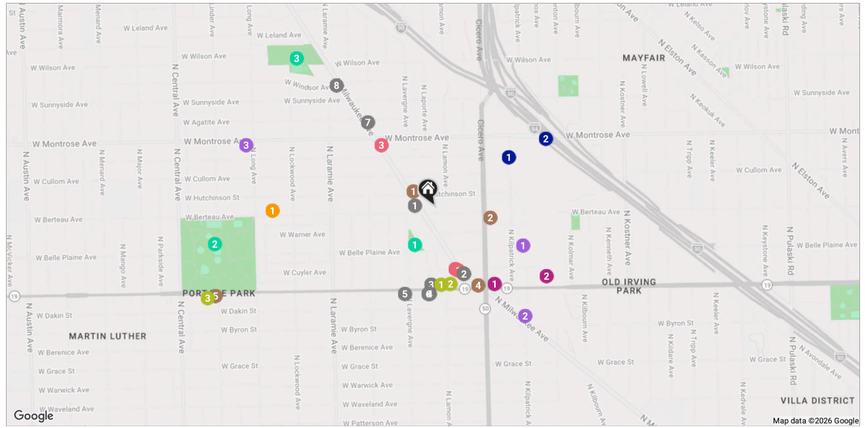
The neighborhood was a breath of fresh air for residents escaping crowded city tenements. Today's residents still enjoy the respite that the neighborhood offers, along with its beautiful parks and access to public transit.

Homes are at the heart of this community, which is part of Chicago's historic Bungalow Belt. The majority of homes are classic bungalows or single-family homes, with a few condominium buildings in the mix.

Portage Park's namesake park in the neighborhood's center is the largest on the city's Northwest Side. A community gem since 1913, the park has walking trails, playgrounds, wide-open spaces, and a pool that was used for the U.S. Olympic Team time trials in the 1970s.

Along Irving Park Road there is an eclectic mix of eateries including traditional steakhouses, classic diners, and casual coffee shops. There are also bars ranging from trendy cider houses and breweries to small dives and karaoke hotspots. Shopping is abundant in the Six Corners area with a resurgence of new shops.

Portage Park is accessible by the CTA Blue Line's Montrose Station and Metra's Milwaukee District North stop just west of the expressway.



RESTAURANTS

1. La Pena Restaurante
   4212-4214 NORTH MILWAUKEE AVENUE, 0.1 MI
2. Community Tavern
   4038 N MILWAUKEE AVE, 0.2 MI
3. Las Tablas
   4920 WEST IRVING PARK ROAD, 0.3 MI
4. Eggsperience Irving Park
   4925 W IRVING PARK RD, 0.3 MI
5. La Dolce Vita Cucina - Chicago
   5007-5009 W IRVING PARK RD, 0.3 MI
6. Tatas Tacos - Original Six Corners
   4929 W IRVING PARK RD, 0.3 MI
7. Ruk Sushi & Thai
   4431 NORTH MILWAUKEE AVENUE, 0.4 MI
8. The Windsor Tavern and Grill
   4530 NORTH MILWAUKEE AVENUE, 0.5 MI

COFFEE

1. Dunkin'
   4245 NORTH MILWAUKEE AVENUE, 0.1 MI
2. Starbucks #31294
   4155 NORTH CICERO AVENUE, 0.2 MI
3. Junebug Cafe Six Corners
   4042 NORTH MILWAUKEE AVENUE, 0.2 MI
4. Bloom Cafe
   4800 WEST IRVING PARK ROAD, 0.3 MI
5. Portage Grounds
   5501 WEST IRVING PARK ROAD, 0.8 MI

SHOPPING

1. Target
   4728 W IRVING PARK RD, 0.3 MI
2. Marshalls
   4612 W. IRVING BOULEVARD, 0.4 MI

GROCERY

1. Jewel-Osco
   4660 W IRVING PARK RD, 0.3 MI
2. ALDI
   3930 N KILPATRICK AVE, 0.5 MI
3. Montrose Deli
   5411 WEST MONTROSE AVENUE, 0.7 MI

GYM

1. Uplifting vGym
   4906 WEST IRVING PARK ROAD, 0.3 MI
2. USA Ninja Challenge Portage Park
   4860 WEST IRVING PARK ROAD, 0.3 MI
3. Sport Express Portage Park
   5515 WEST IRVING PARK ROAD, 0.8 MI

SCHOOLS

1. Portage Park Elementary School
   5330 WEST BERTEAU AVENUE, 0.5 MI

ENTERTAINMENT

1. Portage Theater
   4050 NORTH MILWAUKEE AVENUE, 0.2 MI
2. Gracie O'Malley's Portage Park
   4058 N MILWAUKEE AVE, 0.2 MI
3. Moonflower
   4359 N MILWAUKEE AVE, 0.3 MI

TRANSIT

1. Mayfair
   METRA - MILWAUKEE DISTRICT NORTH, 0.3 MI
2. Montrose
   CTA - BLUE LINE, 0.4 MI

PARKS

1. Dickinson (Arthur) Park
   4101 NORTH LAVERGNE AVENUE, 0.1 MI
2. Portage Park
   4100 NORTH LONG AVENUE, 0.7 MI
3. Frank J. Wilson Park
   4630 NORTH MILWAUKEE AVENUE, 0.7 MI

NOTES



HELEN PAREDES

CELL (312) 909-5010

HPAREDES@ATPROPERTIES.COM

WWW.HELENPAREDES.COM

@MYREALTORHELEN

@properties® | CHRISTIE'S INTERNATIONAL REAL ESTATE

All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.